072.0	0006	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,900 / 876,900
					USE VALUE:	876,900 / 876,900
					ASSESSED:	876,900 / 876,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
298		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHU ZHIQING &	
Owner 2:	CHEN JIAYI	
Owner 3:		
Street 1:	298 MYSTIC STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BROWN MARIANNE E -
Owner 2:	BUTLER ERIC L -
Street 1:	298 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6146.000	496,100		380,800	876,900
Total Card	0.141	496,100		380,800	876,900
Total Parcel	0.141	496,100		380,800	876,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.45 | /Parcel: 368.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 154246

GIS Ref

GIS Ref

Insp Date 12/12/08

!6112!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0006-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	496,100	0	6,146.	380,800	876,900	876,900	Year End Roll	12/18/2019
2019	101	FV	382,800	0	6,146.	353,600	736,400	736,400	Year End Roll	1/3/2019
2018	101	FV	382,800	0	6,146.	353,600	736,400	736,400	Year End Roll	12/20/2017
2017	101	FV	382,800	0	6,146.	310,000	692,800	692,800	Year End Roll	1/3/2017
2016	101	FV	382,800	0	6,146.	282,800	665,600	665,600	Year End	1/4/2016
2015	101	FV	377,300	0	6,146.	250,200	627,500	627,500	Year End Roll	12/11/2014
2014	101	FV	377,300	0	6,146.	236,600	613,900	613,900	Year End Roll	12/16/2013
2013	101	FV	377,300	0	6,146.	225,200	602,500	602,500		12/13/2012

PRINT

Date	Time
12/10/20	20:55:20

LAST REV

Date	Time
03/02/19	16:03:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MARIANNE	64859-389		1/30/2015		754,000	No	No		
BARRIS CHRIS E,	54571-125		4/21/2010		592,500	No	No		
PARK MI RYE	40546-495		8/20/2003		588,000	No	No		
TAM KIMO	31766-454		8/30/2000		460,000	No	No		
MOORE THOMAS G/	24999-366		11/17/1994		267,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2010	999	Re-Roof	4,710					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Sales Review	PT	Paul T
12/12/2008	Meas. Denied	197	PATRIOT
2/20/2004	MLS	HC	Helen Chinal
12/5/2000	MLS	MM	Mary M
3/30/2000	Inspected	264	PATRIOT
11/3/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	154246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6146		Sq. Ft.	Site		0	70.	0.89	12			Med. Tr	-10					380,759						380,800	

Total AC/HA: 0.14109 | Total SF/SM: 6146 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,759 | Spl Credit | Total: 380,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20147061
Const Adj.:	0.99989998
Adj $ / SQ:	150.169
Other Features:	111585
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531150
Depreciation:	35056
Depreciated Total:	496094

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

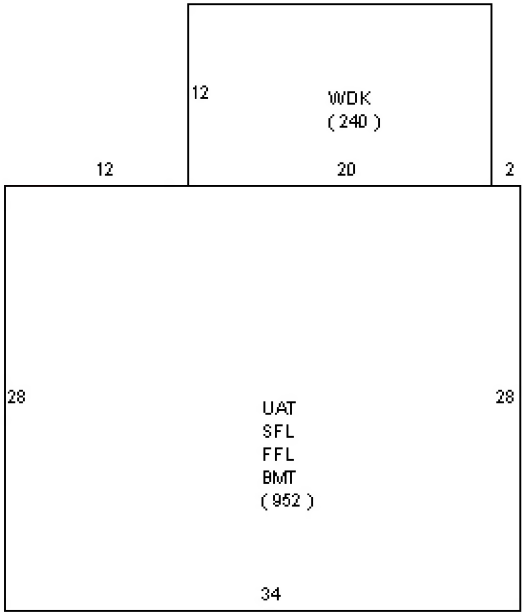
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.19
Special Features:	0	Val/Su Net:	148.80
Final Total:	496100	Val/Su SzAd	260.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	72.080	68,621
FFL	First Floor	952	150.170	142,961
SFL	Second Floor	952	150.170	142,961
WDK	Deck	240	10.170	2,440
UAT	Upper Attic	238	60.070	14,296
	Net Sketched Area:	3,334	Total:	371,279
Size Ad	1904	Gross Are	4048	FinArea 2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0006-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	